



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

AUGUST 26, 2015 7:00 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Baratta, Member Lynch, Chair Pehrson Member Greco, Member Giacometti, Member Zuchlewski

Absent: Member Anthony(excused)

Also Present: Barbara McBeth, Community Development Deputy Director; Sri Komaragiri, Planner; Chris Gruba, Planner; Rick Meader, Landscape Architect; Brian Coburn, Engineer; Tom Schultz, City Attorney; Pete Hill, ETC Consultant

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Anthony:

VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER ANTHONY

Motion to approve the August 26, 2015 Planning Commission Agenda. Motion carried 6-0

AUDIENCE PARTICIPATION

Steve Amsley of 51824 Eight Mile, Lyon Township discussed the letter that was sent out from the Lyon Township Planning Commission regarding a Master Plan Change that Lyon Township would like to make. Out of the five items in the letter, item 3 was not addressed. Item 3 is where they are going to rezone 1.5 square miles of the 8 Mile and Napier corridor to High Density Residential from Rural Residential. As it stands now that item on our Future Land Use Map is R-1. What they are trying to do is allow 9,000 to 17,000 square foot lots. What they didn't tell you in the master plan is that there are already four developments and possibly a fifth in front of the Planning Commission for preliminary approval. This adds 400-500 new homes within the next two years in that 1.5 square miles. Mr. Amsley requested that Novi Planning Commission review item 3 in the Lyon Township Master Plan Amendments knowing that there are pending projects that will create 300-400 homes in that area. He said this will have an impact on Novi residents. All of those planned homes are in the 48167 zip code, and they are in Northville Schools. They are planned to be \$500,000-\$700,000 homes which will heavily compete in Novi's marketplace.

Seeing no one else, Chair Pehrson closed the Audience participation.

CORRESPONDENCE

There was no correspondence.

COMMITTEE REPORTS

There were no committee reports.

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

There was nothing to report.

CONSENT AGENDA - REMOVALS AND APPROVAL

PUBLIC HEARING

1. DIXON MEADOWS JSP 14-46 WITH REZONING 18.709

Public hearing at the request of Pulte Homes for Planning Commission's recommendation to City Council for rezoning of property in Section 10, on the east side of Dixon Road, north of Twelve Mile Road from RA (Residential Acreage) to RM-1 (Low Density, Low-Rise Multiple-Family Residential) with a Planned Rezoning Overlay. The subject property is approximately 22.36 acres and the applicant is proposing a 95 unit single-family residential detached site condominium development.

Planner Komaragiri stated that the proposed concept plan used to be known as Trailside. The applicant has recently renamed it Dixon Meadows. The subject property is located east of Dixon Road and north of Twelve Mile in Section 10. The subject property is zoned Residential Acreage and is surrounded by the same zoning on all sides. The Future Land Use map indicates Single Family for the subject property and the surrounding properties. There are a few regulated wetlands and considerable regulated woodlands on the property.

The applicant is requesting a Zoning Map amendment for this 22.36 acre site to rezone from RA (Residential Acreage) to RM-1 (Low Density, Low-Rise Multiple-Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option. The applicant states that the rezoning request is necessary to allow the development of a 95-unit single-family site condominium.

The applicant is proposing 95 units on the 21.6 net acres resulting in approximately 4.4 units/acre. Even though it exceeds the maximum density allowed, it would still be well below the densities of the adjacent developments. The PRO Concept Plan shows two on-site detention ponds in the southwest corner of the site with an open space/park area located near the center of the site. Two access points (one boulevarded) are proposed off of Dixon Road with a stub street connection proposed at the northeast corner of the site. Stub streets are also shown to the excluded developed parcel near the center of the site to allow for possible future development of that site. The Concept Plan provides a very limited amount of common open space, with the central playground/open space consisting of about 0.77 of an acre, or approximately 3.5 percent of the total site area. The applicant has indicated that the site may contain arsenic due to its previous use as an orchard. Applicant has proposed necessary remediation plans. As part of the development plan about 89 percent of the regulated woodland trees will need to be removed.

The engineering review notes further study of the capacity of the Section 10 pump station in order to propose and construct any improvements necessary to serve the expanded service area. A Design and Construction Standards variance is required to be granted by City Council for the lack of paved eyebrows. Engineering supports this request and recommends approval.

The City's traffic consultant has reviewed the Rezoning Traffic Impact Study and notes a minimal impact on surrounding traffic as a result of the development as the current traffic volume on Dixon Road is relatively low. Traffic recommends approval with additional comments to be addressed with the next submittal.

The Woodland Review letter indicates that about 89 percent of the regulated woodland trees on the site are proposed to be removed, while 11 percent of the regulated woodland trees are proposed to be preserved. The applicant is encouraged to modify lot boundaries to minimize impacts to quality/specimen trees. There is a portion of one on-site regulated wetland and the concept plan proposes approximately 0.011 acres of impact to the wetland. An impact on the 25 foot natural features setback is anticipated as well. The project as proposed will require a City of Novi Wetland Minor Use Permit as well as an Authorization to Encroach the 25-Foot Natural Features Setback.

The Façade Review letter states that significant diversity is evident from the 9 renderings that were provided. Façade recommends approval with additional information requested with revised submittal. Landscape and Fire recommend approval with additional comments to be addressed with the next submittal.

The Planning Commission is asked to hold a public hearing. It is staff's suggestion to postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to consider further modifications to the Concept Plan that would preserve existing trees, or provide additional usable open space on site. The applicant Bob Halso from Pulte Homes is here with his Engineer Bill Anderson and would like to make a presentation and then answer any questions you may have.

Bob Halso from Pulte Homes said to the Planning Commission that although staff recommended to postpone action on this project, Pulte Homes requested that the Commission take action at the meeting based on the discussion that was presented. Mr. Halso outlined the process that began 14 months ago. There is a significant arsenic remediation requirement for the site. Previously a brownfield had been applied for. There is a remediation plan in place with an estimated 7 figure cost to accomplish the remediation. Mr. Halso feels that the only real issue is the balancing of open space. With the flexibility of the PRO, a desirable place to live and community benefit can be accomplished at the same time. He mentioned that to the north of this project is a two minute walk to Lakeshore Park, which offers all of the recreation amenities. Seven minutes to the south you have entertainment facilities, shopping, and restaurants available at Fountain Walk. He requested that the Commission take a broader look at the proposed community. This community doesn't need any additional recreation or open space within its boundaries. Fountain Walk needs homes to utilize the amenities that are in this area. The site plan/product that has been presented is Urban Infill, a product that originated in Seattle, Washington where narrow single family detached homes is the norm. The site plan and the number of homes on it and a few meaningful community benefits will be accomplished. One benefit is the remediation of the arsenic on that property. Also is the offer to pave Dixon Road from Twelve Mile Road to the northern entry which will then take in the eastern entry of the immediate adjacent communities. In regard to the tree removals the remediation requires removal of most of the trees. Large scale earth work will be necessary on this rather tight site. Mr. Halso said they propose to replace the trees that sit on the six back lots with a canopy along the Dixon Road paving, which is a benefit for the community.

Chair Pehrson opened the Public Hearing, and asked if anyone in the audience wanted to speak.

Tim Prieur, 28191 Dixon came forward and said he is a resident who lives across the street from the proposed development. He feels like the proposed 95 lots is too dense. The other lots on the road are larger and Dixon Road was once considered a natural beauty road. He considers this a patchwork development where the open areas surrounding this subdivision are not being considered. The original proposed lot sizes were three homes per acre. He is also concerned about the wetland issue behind his property and the detention pond run off. They want to use an easement through his property to drain off from their detention ponds that might result in him having issues with his home. He questioned about the possibility of the open lots on Twelve Mile that could be use for traffic into the development as opposed to using Dixon Road.

Gaurav Jagdale, 28454 Witherspoon Drive, Liberty Park Subdivision said he is concerned about the increase of traffic and about removing the greenery and natural beauty that flows into the park. He wants the Commission to consider the quality of life for the current residents. He is concerned about the arsenic removal process and the quality of the air during the remediation. How will this affect the health of the residents that surround the area, particularly the children?

Jose Ruiz, 28466 Witherspoon Drive said he is in complete agreement with the two previous speakers. He is concerned about the traffic on Dixon Road. He questioned why there are two entrances to a little street for this type of development.

Member Lynch read the correspondence.

Juliane Greenwalt, 842 Front Street, Boyne City Mi would like to have her property included in this zoning request (parcel number 50-22-10-400-001) and supports the request.

Violette Tuck, 28300 Dixon Road said I have no objection to the planned rezoning even though I will be staying in my home right in the middle of this development. She supports the request.

Richard J. Katterman, 28480 Dixon Road stated that this development appears to be in harmony with neighboring development. It appears to be a balanced use of the land. He supports the request.

Yasyaju Watatani, 28460 Witherspoon Drive said he thought the site is reserve area. I purchased my house in 2013. I paid expensive premium lot fee for my house, because it is located in the very back of the subdivision and surrounded by woods. However, the planning site is just across from my back yard. It doesn't make sense. Please keep woods area if possible. He objects to the request.

Laurie Transou, 28465 Carlton Way Drive wrote lot sizes are too small and homes are way too close. Concerned over impact of this type of subdivision on property value. She objects to the request.

Takahito Kakiuchi, 28507 Carlton Way indicated a concern that there will be more traffic, condominiums are harder to sell, more supply will bring demand down, making existing condo owners harder to sell their condos. If this was for a house/subdivision I have no issue. I object to any more condo development in this area.

Jose Ruiz 28466, Witherspoon Drive stated the following concerns: 1. Detrimental Impact upon residential amenities and visual impact. This project would negatively affect the character of the preserved area and park adjacent to it. 2. Dixon Road or 12 ½ Mile are not capable of handling such amount of increase traffic due to the Complex. 3. The infrastructure in the area is not suited to support such density of extra population. 4. Pedestrians and cyclists on Dixon Rd and 12 ½ Mile Road would be affected negatively with increased traffic. 5. Access to 12 Mile Road via Dixon Road coming out of the complex and vice versa would create unbearable traffic. 6. Loss of privacy and increase of noise to all the house facing Dixon Road.

Chair Pehrson closed the Public Hearing and turned the matter over to the Planning Commission for their consideration.

Member Baratta questions how much more density are they asking for in this proposal vs. what they could build under the current zoning?

Deputy Director McBeth responded that with the 22 acres under the RA-Residential Zoning, approximately 18 homes could be built on the site, and with the rezoning the applicant is proposing 95. Comparing the Berkshire Pointe project on Wixom Road to this project, they would be very similar in terms of lot size.

Member Baratta stated that the project on Wixom Road is very high density. He feels that is a good transition from being industrial to more of a residential feel. The project currently on the table does not lend itself to a transitional feel just a high-density residential zoning. He does not see the advantage of doing this. He stated that he realizes that there is an arsenic issue. He does not see a reason to increase density.

Deputy Director McBeth commented that the staff noted the density of the surrounding property, which on the west side of Dixon Road at Liberty Park has a higher density than what is being proposed on the subject property. Liberty Park however, was approved under the consent judgement. To the east is Carlton Forest which is more like a true multiple family development with a higher density than what is proposed on the subject site. Just considered from a density standpoint, the fit might be there. From the staff's perspective there is very little open space, and very little intent to preserve the woodlands. Staff would like to see more information regarding the tree removals that are required in order to take care of the arsenic issue.

Member Grecco agreed with the comments of Member Baratta. He is concerned the way it is zoned, and the way it is on the Future Land Use Map. Also the fact that it is such a high jump in density. Member Grecco's request is that the developer come back and address the staff's concerns.

Chair Pehrson asked Deputy Director McBeth about the classification of Dixon Road being a "natural beauty road".

Deputy Director McBeth responded that our senior staff engineer, Brian Coburn had some conversations with the applicant regarding paving the road vs. the natural beauty road aspects of it.

Engineer Coburn responded that the designation that you see on the Master Plan for Land Use is different than the ordinance designation calling it Natural Beauty Road. So if it is designated on the ordinance by Council resolution as a natural beauty road there are certain requirements that go along with that. It is shown on the Master Plan as a natural beauty road but it is not designated by resolution as a natural beauty road.

There is flexibility there for things to be done to mitigate traffic.

Chair Pehrson wanted more information on the traffic study and what the road will look like to maintain the character of the designation as a beauty road. He requested the applicant to speak about the remediation process.

Bob Halso responded that McDowell and Associates will conduct the study. The removal of arsenic is relatively commonplace in this area. It involves ascertaining the depth the arsenic that has infiltrated into the soil and to simply remove that soil. There have been extensive borings. The depth of the soil to be removed has been identified by a grid. The soil will be removed and replaced.

Chair Pehrson also has concerns regarding the density. He would like to see another approach. He also wants to see additional PRO benefits to this when and if there is a reconsideration as to how this will be a benefit to the people in the area. He favors the postponement of the project and would like to see the developers return to answer additional questions in an effort to reach an agreement.

Member Lynch is not in favor the project at this time.

Member Giacometti questioned why postpone instead of deny?

Chair Pehrson replied that is common strategy that has been used in the past to allow the developer to take the comments and return with an approach to the comments that make sense. It is a continuation of the process.

Attorney Tom Schultz stated to the applicant that it appears that the density is a concern for the Planning Commission at this time. He asked if the applicant wanted a denial and just take the project straight to the City Council. Mr. Schultz asked the applicant if he had a preference either way.

Mr. Halso responded that the density is a big jump. He stated that he did not hear anyone say that it was appropriate to the area which he believes it to be. If these were attached they would look like the adjacent community. He would like to come back but states that the product will be similar. The product is appropriate to the area. They will work on the open space. The product will be the same. The product is very well received in the market place. The buyers are very happy with a small lot and a nice home and a great location. He requested a postponement.

Member Giacometti wondered about the market demand for smaller lots with larger homes.

Moved by Member Greco and seconded by Member Lynch:

ROLL CALL VOTE TO POSTPONE MAKING A RECOMMENDATION ON JSP14-46 PRO AND CONCEPT PLAN FOR DIXON MEADOWS MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of the request of Pulte Homes for Dixon Meadows JSP14-46 with Zoning Map Amendment 18.709 motion to postpone making a recommendation on the proposed PRO and Concept Plan to allow the applicant time to consider further modifications to the Concept Plan that would preserve existing trees, or provide additional usable open space on site, and to address density issues raised at the meeting, along with concerns raised by the Planning Commission, Staff, the City Attorney, and those issues noted at this evening's Public Hearing. This recommendation is made for the following reasons:

- a. The Planning Commission may wish to discuss with the applicant whether additional tree preservation on site may be possible, given the information that was provided regarding the extent of the required soil remediation, which does not include the entire site area. The applicant should also be prepared to substantiate the cost of remediation to the extent that it is a basis for seeking removal of trees in non-contaminated areas.**
- b. The Concept Plan provides a very limited amount of common open space for the enjoyment by the residents, with the central playground/open space consisting of about 0.77 of an acre, or approximately 3.5 percent of the total site area. A comparable development, Berkshire Pointe,**

provides approximately 22 percent of the site in open space, some of which consists of preserved natural features.

- c. Given the relatively small size of the proposed lots, (the applicant has proposed a minimum lot size of 5,400 square feet and a minimum width of 45 feet), in addition to the proposed reduction in the minimum building setbacks, and the request to exceed maximum lot coverage standards of the R-4 zoning district, additional open space on the site may be appropriate for the residents to enjoy common area for recreational amenities, or for undisturbed open space. The initial plan reviewed at the Pre-Application meeting included additional pocket parks near the entrance, which have now been removed from the plan.
- d. While the Concept Plan does not provide as much open space as other comparable developments, the applicant has presented a reasonable alternative to the Master Plan's Single Family designation of the property from a maximum of 1.65 units/acre to a maximum of 4.4 units/acre since the development of single family detached homes at about 4.4 units to the acre provides a reasonable transitional use and density between the Liberty Park single family detached homes on the west side of Dixon Road (planned density of 15 units/acre) and the Carleton Forest attached condominiums to the east (planned density of 6.5 units/acre).
- e. The site will be adequately served by the public water supply, and the applicant will need to provide a further study of the capacity of the Section 10 pump station in order to propose and construct any improvements necessary to serve the expanded service area, as indicated in the August 4, 2015 Engineering Review memo. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. 45700 TWELVE MILE LLC JSP 15-49

Consideration at the request of 45700 Twelve Mile Road, LLC for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 9, on the north side of Twelve Mile Road between West Park Drive and the railroad tracks. The applicant is currently proposing Phase 2 improvements including: pave area for outdoor storage, restore the existing wetland buffer area, install storm water management facilities, install fencing and screening for outdoor storage area and provide curbing for parking and outdoor storage areas throughout the site.

Planner Komaragiri stated that the subject property is located north of Twelve Mile between West Park Drive and the railroad tracks in Section 9. It is partially zoned Light Industrial in the front and I-2 General Industrial in the rear and is surrounded by North: R-1 beyond the railroad tracks; I-1 on the east; I-1 and OST on the west; OST and RA on the south on the opposite side of Twelve Mile Road. The Future Land Use Map indicates Industrial Research Development and Technology for the subject property and Office Research and Development on all adjacent sides with Public Park on north. There are a few regulated wetlands and woodlands on the property.

The applicant is proposing occupancy of the vacant industrial site at 45700 Twelve Mile Road. A few of the site improvements in the front part of the property were completed last year as part of Phase 1 improvements. The applicant is currently proposing Phase 2 improvements that includes paved area for outdoor storage, screening and corresponding improvements, wetland buffer restoration, and storm water management facilities.

The improvements require an amendment to the existing court order between the property owner and City of Novi. Our attorney Tom Schultz will be able to expand on this aspect if the Planning Commission have any questions. All of the existing deviations will be entered into the stipulated order. Planning identified a few existing deviations with regard to building setbacks, parking setbacks and end islands authorized to remain. Planning recommends approval.

Engineering recommends approval with additional comments to be addressed with the Final Site Plan. A pedestrian pathway is required along the Twelve Mile frontage. The applicant applied for an administrative variance to pay into the City fund in lieu of construction. Landscape identified existing deviations with regards to right-of-way trees, berm and buffer along public roads and maximum number of spaces for each parking bay authorized to remain as indicated in the Stipulated Order to be entered. Landscape recommends approval.

It should be noted that previous unauthorized impacts to the regulated 25-foot vegetative wetland buffer along the Davis Drain adjacent to the CSX Railroad have taken place on this property. No wetland buffer restoration has occurred to date. However, the current plan appears to propose the restoration of approximately 11,652 square feet (0.27-acre) of previously-impacted wetland buffer as required. The proposed wetland buffer restoration would require a City of Novi Authorization to encroach the 25-Foot Natural Features Setback. This authorization is required for any proposed impacts including restoration within the regulated wetland setbacks. Wetlands recommend approval. Our wetland consultant Pete Hill is available for any questions regarding wetlands.

The project does not require a City of Novi Woodland Permit as the plan does not propose impacts to any regulated trees. Woodlands recommends approval. Fire also recommends approval. All reviews have additional comments to be addressed with Final Site Plan. The Planning Commission is asked tonight approve the Preliminary Site Plan. The applicant Nick Bachand is here tonight to answer any questions you may have.

Applicant Nick Bachand representing the owners of the property stated he is here to answer any questions.

City Attorney Tom Schultz addressed the Planning Commission with some background information regarding this property. He stated that this property has been somewhat of an issue for the City for a number of years from a zoning compliance and some environmental ordinance issues. There was long-standing litigation in Oakland County with the previous owners over the kinds of occupancy and also some work that was being done on the property. The end result of this is when you get to the motion some of the wording will have to be changed. There was an order from the court that the property is now vacant and no one is permitted to occupy without full site plan approval from the city and with all compliances with the codes and ordinances. The new owner has acquired the building and have done some work on the interior of the building which they did not have site plan approval for. We are talking with the new property owner about the possibility of allowing some use of the interior of the buildings before they get all the improvements done. There is an order that was drafted that is referred to as the Stipulated Order that is attached to this motion that we haven't actually stipulated to yet. The motion will have to be amended before it is presented for a vote.

Member Zuchlewski questioned the variance on the sidewalk.

Engineer Coburn responded that the ordinance regarding sidewalks was changed in December. It gives the City administration the flexibility in cases where adjacent sidewalks have not yet been constructed. The way the ordinance reads is if there is no sidewalk within 300 feet of the required sidewalk for the site plan, then an administrative approval can be granted if the applicant grants an easement for a future sidewalk and pays a fee to the city to build a sidewalk elsewhere in an amount that equals the amount that it would cost to build this sidewalk. The idea is mostly geared to residential but it has been applied to commercial developments.

Member Greco asked the City Attorney if the language related to the stipulated order would be modified from the suggested motion. The City attorney referenced the changes that will be made in the motion.

Moved by Member Greco seconded by Member Lynch:

ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of 45700 Twelve Mile LLC, JSP 15-49, motion to approve the Preliminary Site Plan based on and subject to the existing court orders in *City of Novi v Twelve West Properties, LLC*, Oakland County Circuit Court Case No. 2012-114324-CE, the terms and conditions thereof, and the following:

- a. Existing deviation with regards to deficient building side yard setback for Building 3 per section 3.1.18.D authorized to remain.
- b. Existing deviation with regards to deficient parking side yard setback per section 3.1.18.D and section 3.1.19.D authorized to remain.
- c. Existing deviation with regards to absence required end islands with landscaping and raised curbs at the end of all parking bays that abut traffic circulation aisles authorized to remain.

- d. Existing landscape deviation with regards to absence of required berm and buffer adjacent to Public right of way per section 5.5.3.B.ii and iii authorized to remain.
- e. Existing landscape deviation with regards to absence of required Right of way trees along Twelve Mile road frontage per section 5.5.3.E.i.c and LDM 1.d to remain.
- f. Existing landscape deviation with regards to exceeding the minimum allowed parking spaces between planning islands by 1 space per section 5.5.3.C.ii authorized to remain.
- g. Provide a payment to the City equal to the cost of the pathway (as approved by the City Engineer) for City use to construct pathways elsewhere in the City, due to applicant's request for administrative variance for absence of a pedestrian pathway along 12 Mile frontage, due to no existing pathways within 300 feet of the property.
- h. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

Moved by Member Greco seconded by Member Lynch:

ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of 45700 Twelve Mile LLC, JSP 15-49, motion to approve the Stormwater Management Plan based on and subject to the current Orders that exist in the City of Novi v Twelve West Properties, LLC, Oakland County Circuit Court Case No. 2012-114324-CE, the terms and conditions thereof, and the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

2. LYON TOWNSHIP DRAFT MASTER PLAN

Planner Chris Gruba addressed the Planning Commission with more details about Lyon Township Master Plan. He stated that he and Ms. McBeth reviewed the plan and they felt that the areas 2 and 3 in the study would impact the city. The study area 3 was the Ten Mile Road corridor adding more single family development, and thereby adding more traffic along Ten Mile Road through Novi. Also some commercial areas are being added. Also the southeast part of Lyon Township was left out of the memo that was provided previously to the Planning Commission, but updated for the meeting this evening. Staff would urge Lyon Township not to make the area too dense until the road capacity and adequate infra structure is in place. The Master Plan seemed to be a good update referencing the comments in the report.

Member Baratta questioned Planner Gruba in regard to the infrastructure on Ten Mile and if our traffic studies consider the growth that Lyon Township is anticipating.

Ms. McBeth responded that one the recommendations would be as the Planning Commission goes through the Master Plan for Land Use update and the Throughfare Master Review, that we take a look at not just Novi's traffic but traffic generated from the surrounding areas. We will also take a look at the various studies and forecasts that are out there for any kind of major road improvements that might be taking place or planned in the surrounding areas.

Moved by Member Greco and seconded by Member Baratta for Chair Pehrson to sign the letter as drafted to Lyon Township

ROLL CALL VOTE TO HAVE CHAIR PEHRSON SIGN THE LETTER AS DRAFTED TO LYON TOWNSHIP, MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER BARATTA

Motion to have Chair Pehrson sign the letter in support of the Lyon Township Draft Master Plan. Motion carried 6-0.

MATTERS FOR DISCUSSION

There were no matters for discussion.

SUPPLEMENTAL ISSUES

There were no Supplemental Issues.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

ADJOURNMENT

Motion to adjourn by Member Lynch and seconded by Member Baratta:

Motion to adjourn the August 26, 2015 Planning Commission meeting. Motion carried 6-0.

The meeting was adjourned at 8:18 PM.

Transcribed by Richelle Leskun

Date Approved:

Richelle Leskun, Planning Assistant
Signature on File